

## HISTORIC PRESERVATION COMMISSION

June 12<sup>th</sup>, 2018

Hatton Hall  
34 E 7<sup>th</sup> Street  
Tempe, AZ 85281

6:00 PM

Commission Present:

Chuck Buss, Chair  
Marty Ball, Vice-Chair  
Matthew Bilsbarrow  
Chris Garraty  
Jim Garrison  
Elizabeth Gilbert  
Gregory Larson  
Laurene Montero  
Joe Nucci

Commission Absent:

City Staff Present:

John Larsen Southard, Historic Preservation Officer  
Robbie Aaron  
Alex Smith  
Brenda Abney

Chair Buss called the meeting to order at 6:00 p.m.

1. Call to Audience:

Darlene Justus provides comments in support of Phase II of the Hayden Flour Mill

2. Approval of May 08<sup>th</sup>, 2018 Meeting Minutes

**Commissioner Ball moved the Commission approve the May 08<sup>th</sup>, 2018 minutes. The motion was seconded by Commissioner Nucci and passed with a vote of 9-0.**

3. Charles T. Hayden House (Monti's La Casa Vieja) / One Hundred Mill Update

- a. Staff introduces Harmon Anderson of Hensel Phelps to provide the update
- b. Mr. Anderson mentions the tour that came to visit the Hayden House as part of the Arizona Historic Preservation Conference
- c. The property continues to be cleaned on a regular basis and based on the security reports traffic around the Hayden House seems to have dropped
- d. Mr. Anderson says the team is currently contemplating concepts to put the Hayden House back in to use
- e. Alex Smith mentions ongoing negotiations with the developer to get the house back in to use
- f. Manjula Vaz of Gammage and Burnham speaks to the work of the project team, including Hines and Cousins, and negotiations with the City.
- g. Ms. Vaz states that Hensel Phelps, along with Hines and Cousins, has a proposal to rehabilitate the Hayden House and upon completion will deed the Hayden House and land to the City.
- h. Brandon W with Hines gives a presentation regarding the rehab concept for the Hayden House
- i. Mr. Smith clarifies that the gabion basket wall on the NW corner of the property will be reduced in size and the existing functional patio space will remain
- j. Question about when the project team would come back with a more detailed presentation
- k. Questions from Darlene Justus regarding the project
  - i. Is Bob Graham going to be involved on the project?
  - ii. On the back wall does adobe need to be replaced that is gone?
    - Adobe will be replaced where it needs to

- iii. Are the doors and windows that have been discovered going to be utilized?
  - iv. What is being restored and what is being "improvised"?
    - Mr. Anderson explains what walls are adobe, which aren't and how they will be restored.
    - The Row house will be as Adobe as it was.
  - v. The courtyard is going to be contained and not open again?
  - vi. How far away from the house will new construction be and what are the step to protect the house when the new construction begins?
    - There is a protection plan in place and will be modified when changes are proposed and approved
  - l. Comment that it is a great idea to convey the Hayden House back to the City as it will make it more open to the public.
  - m. Mr. Smith encourages any concerns to be brought up now as once things are blessed by Council the process tends to move rather quickly
  - n. Comment about ensuring whatever use goes in to the Hayden House has the appropriate amount of space as well as sufficient parking is available.
4. Request for Commission Consensus on Significant Date for Hayden House Rehabilitation Efforts
- a. Staff states that a request has been made by the project team for the Commission to come to a consensus for the period of significance for the Hayden House
  - b. Staff reminds the Commission that there has been significant focus on the Robert Evans Restoration in 1924
  - c. Staff continues by giving a presentation regarding their recommendation for the period significance
  - d. Staff recommends that 1924 be identified by consensus as the target date for rehabilitation planning efforts
  - e. Comment that the time period represents an important nexus in ownership by the Hayden family and also incorporates the first use of the structure as restaurant or hospitality
  - f. Concern that if you try to go back further you get in to trying to recreate something that there is not full documentation on
  - g. Concurrence and comment that it is nice that the restoration was overseen by members of the Hayden family
  - h. Comment that at some point some people only recognize the building as Monti's and should the period of significance be moved forward
  - i. Comment about the staff report being something for the Commission to see that time and time again the 1924 Robert Evans era is a good place to intervene at this point
- Commissioner Nucci moved the Commission to concur with the Tempe Historic Preservation office recommendation that the 1924 Robert Evans restoration be recognized at the significant date within the Hayden House period of significance for purposes of design and rehabilitation of the Historic Property. The motion was seconded by Commissioner Ball and passed with a vote of 9-0.**
5. Hayden Flour Mill Phase 1 Trailhead and Interpretive Elements Presentation
- a. Staff states that the item will not be heard
6. Hayden Flour Mill Phase 2 Concept Presentation
- a. Staff states that the item will not be heard
7. Chair / Staff Updates
- a. Staff gives a brief update and information about the work occurring on 5<sup>th</sup> street as part of the waterline replacement being completed by Public Works

- b. Staff gives an update about the 8<sup>th</sup> Street Streetscape project and the archaeology which will occur as part of the project
- c. Staff provides information about graffiti found on the Butte and the subsequent removal process
- d. The State Historic Preservation Office is working on a new nomination for the Sandra Day O'Connor House
- e. Staff provides an update on the City's budgeting process and projects that may be of interest to the Commission
- f. Staff provides an update on the potential removal of the antennas from the top of the Butte

**8. Current Events / Announcements / Future Agenda Items**

Meeting adjourned at 7:07pm

Prepared by: Robbie Aaron